

046.F

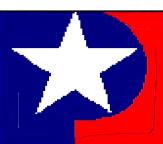
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
309,500 / 309,500
309,500 / 309,500
309,500 / 309,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LEWIS AVE, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: SESSA ROBIN		
Owner 2:		
Owner 3:		
Street 1: 19 LEWIS AVE #1		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: WILSEN STEPHANIE -

Owner 2: -

Street 1: 21 DEER PATH UNIT 6

Twn/City: MAYNARD

St/Prov: MA	Cntry	
Postal: 01754	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1873, having primarily Vinyl Exterior and 517 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7032															
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	309,500			309,500		152328
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	046.F-0001-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	309,500	0	.	.	309,500		Year end	12/23/2021
2021	102	FV	301,600	0	.	.	301,600		Year End Roll	12/10/2020
2020	102	FV	297,600	0	.	.	297,600	297,600	Year End Roll	12/18/2019
2019	102	FV	295,900	0	.	.	295,900	295,900	Year End Roll	1/3/2019
2018	102	FV	264,300	0	.	.	264,300	264,300	Year End Roll	12/20/2017
2017	102	FV	242,900	0	.	.	242,900	242,900	Year End Roll	1/3/2017
2016	102	FV	228,800	0	.	.	228,800	228,800	Year End	1/4/2016
2015	102	FV	196,600	0	.	.	196,600	196,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
WILSEN STEPHANI	64031-491		8/5/2014		240,000	No	No						
O NEIL CAROL H	47698-411		8/26/2006		253,500	No	No						
FLIESLER NANCY	41983-330		2/4/2004		219,000	No	No						
FLIESLER NANCY	37880-512		2/3/2003	Family	99	No	No						
JOHNSON CATHY	24666-583		6/30/1994		114,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
12/17/2015	1945	Alterati	6,000						9/2/2021	USPS	MM	Mary M		
12/17/2015	1944	Foundati	18,000						7/12/2018	Measured	DGM	D Mann		
									5/6/2000		197	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1873
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	1	Rating: Good	BK; 21332 PG; 593 641-1495, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 3	BRs: 1	Baths: 1 HB

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	26.00000000
Name:	74 - 7032

DEPRECIATION

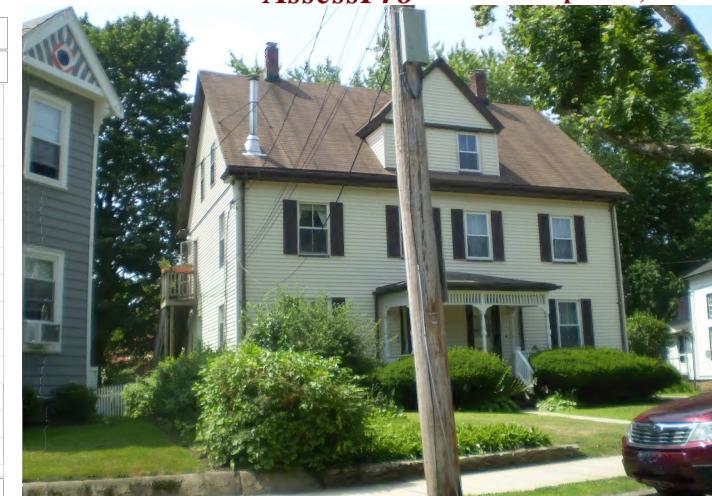
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr: 573.90
Special Features: 0	Val/Su Net: 598.65
Final Total: 309500	Val/Su SzAd 598.65

SKETCH

More: N Total Yard Items: Total Special Features: Total:



IMAGE

AssessPro Patriot Properties, Inc

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	517	415.870	215,004						
Size Ad	517 Gross Area	517	FinArea	517						

Net Sketched Area: 517 Total: 215,004

Size Ad 517 Gross Area 517 FinArea 517